

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	45/321 Chapel Street, Prahran Vic 3181
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$570,000	&	\$620,000
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#### Median sale price

Median price	\$580,000	House		Unit	X	Suburb	Prahran
Period - From	01/07/2018	to	30/09/2018	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/191 Williams Rd SOUTH YARRA 3141	\$605,000	02/06/2018
2	133/471 Malvern Rd SOUTH YARRA 3141	\$600,000	04/06/2018
3	3/256 Williams Rd TOORAK 3142	\$592,000	02/06/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 1

**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$620,000  
**Median Unit Price**  
September quarter 2018: \$580,000

## Comparable Properties



**2/191 Williams Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$605,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** 3  
**Property Type:** Apartment



**133/471 Malvern Rd SOUTH YARRA 3141 (VG)**

**Agent Comments**

2 - -

**Price:** \$600,000  
**Method:** Sale  
**Date:** 04/06/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**3/256 Williams Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$592,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** Apartment